



Ogwell

- Detached House
- 3 Bedrooms
- Kitchen/Dining Room
- Shower Room & Separate WC
- Views Across the Village
- Driveway & Integral Garage
- Village Location
- Enclosed Rear Garden

Asking Price:
£350,000
 Freehold
 EPC: D58

3 Manor Orchard, Ogwell, TQ12 6BP - Draft

A spacious and well-presented detached house situated in a sought-after village location backing onto a field and enjoying wonderful views of the church, and across the village. There are three bedrooms, a large lounge with multi fuel burner, separate dining room and opening to a superbly fitted kitchen with some high-quality integrated appliances. There is also a modern shower room/WC. Oil fired central heating and double glazing are installed and outside there is an easy to maintain garden, driveway parking and an integral garage. This spacious home needs to be viewed to appreciate the village location and lovely views on offer.

Manor Orchard is located within the picturesque and highly coveted village of East Ogwell which is situated on the outskirts of Newton Abbot and offers a well-regarded primary school, church and public house. The market town of Newton Abbot is less than one mile away and offers a wide range of amenities including shops, supermarket, primary and secondary schools, further education facilities, a leisure centre with swimming pool, various sports clubs, parks, a mainline railway station, a bus station and A38 dual carriageway to Exeter and Torbay.

The Accommodation: A part-obscured glazed entrance door leads to the hallway with laminate flooring, cloakroom/WC, two storage cupboards and stairs to first floor. The lounge enjoys a pleasant outlook over the rear garden enjoying views of the church and over the village and has a feature fireplace with wooden surround, marble hearth and insert with a multi fuel burning stove. Glazed double doors lead to the dining room with tiled flooring, bi-fold doors to garden enjoying the same view as the lounge and an archway to the kitchen which is extensively fitted with a modern range of red high-gloss floor and base units with granite worktops and integrated appliances including double oven, hob, microwave, dishwasher and wine cooler and space for a fridge/freezer. Also on the ground floor is the third bedroom. Upstairs there is storage on the landing and two double bedrooms with fitted wardrobes and master being dual aspect and both enjoying lovely views over the garden and village beyond. There is also a modern shower room/WC.

Outside: The rear garden backs onto a field and is easy to maintain mainly laid to lawn with paved patio areas and shrub borders. The side area has a large patio and an area suitable for growing vegetables.

Parking: Outside to the front there is a driveway providing off road parking for three cars and an integral garage.

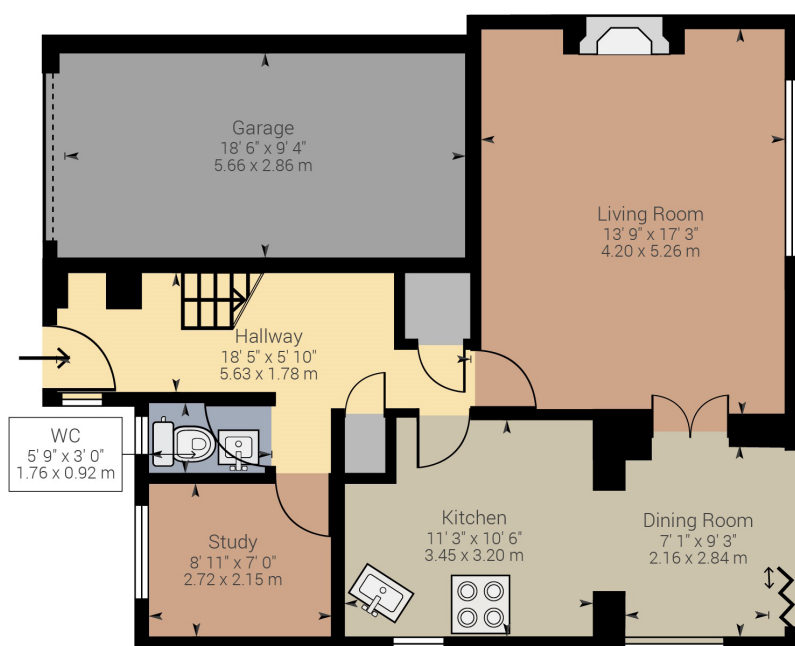
Agent's Notes:

Council Tax: Currently Band D

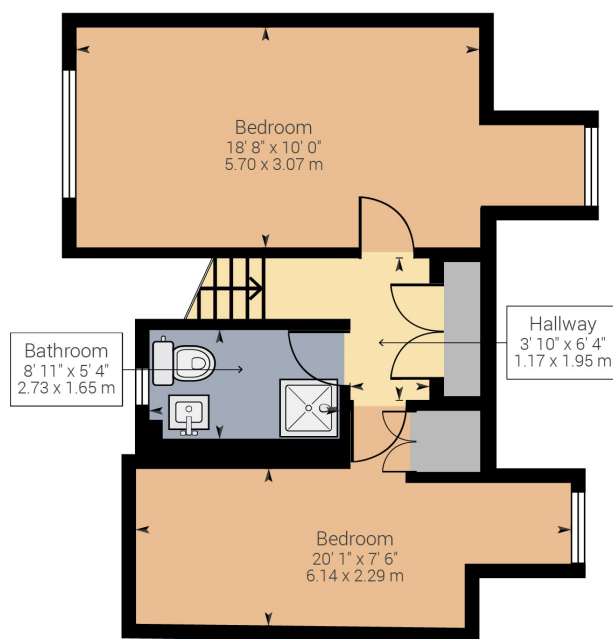
FLOOR PLANS

For Illustrative Purposes Only

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Ground Floor



1st Floor

Approximate net internal area: 1086.43 ft² (1262.68 ft²) / 100.93 m² (117.3 m²)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m





Agents Notes

Tenure
Freehold

Services

Oil Central Heating. Mains Electricity. Mains Water. Mains drainage.

Local Authority
Teignbridge District Council

Council Tax
Currently Band D

Viewings strictly by confirmed appointment with the vendor’s agent, Coast & Country.

Directions

Take the A381 out of Newton Abbot towards Totnes. At the Ogwell roundabout adjacent to the cemetery take the 3rd exit into Ogwell, Canada Hill. Follow the road down and then up over the hill, at the brow of the hill turn right over the green and follow the road as it sweeps down into the village. Take the first right into Croft Road and follow the road around to the left. Take the first left into Garners Lane and Manor Orchard can be found about halfway along the road on the left hand side.

ENERGY PERFORMANCE RATING

